

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CELYN AVENUE
LAKESIDE



HALL & ENTRANCE PORCH

LOUNGE

3.96m 2.13m x 3.66m 2.44m (13' 7" x 12' 8")

KITCHEN

3.05m 0.91m x 2.44m (10' 3" x 8')

BEDROOM 1

3.96m 2.13m x 2.74m 3.35m (13' 7" x 9' 11")

BATHROOM

BEDROOM 2

4.27m 3.35m max x 3.35m 2.44m (14' 11" max x 11' 8")

GARAGE & PARKING

Allocated garage next to the garden, plus parking in front of the garage.

TENURE

We have been informed the property is Leasehold, with an approx. 143 years remaining, but this is to be confirmed by your solicitor

SCHOOL CATCHMENT

Lakeside Primary School (year 2024-25)

Cardiff High School (year 2024-25)

Ysgol Y Berllan Deg (year 2024-25)

Ysgol Gyfun Gymraeg Bro Ederm (year 2024-25)

GROUND RENT

We have been informed the ground rent is £60 per year, but this is t be confirmed by your solicitor

COUNCIL TAX

Band D

SERVICE CHARGE

Peppercorn service charge £55.00 per annum on all properties to include Build Insurance

Cleaning of Windows and garden maintenance is the responsibility of all owners





CELYN AVENUE

LAKESIDE, CF23 6EH - £240,000



2 Bedroom(s)



1 Bathroom(s)



732.00 sq ft

* Offers In excess of £240,000 *

** A TWO BEDROOM GROUND FLOOR GARDEN
MAISONETTE **

This spacious property benefits from its own entrance, parking, and GARAGE, as well as a PRIVATE REAR GARDEN. Internally there is an entrance porch, hallway, lounge, fitted kitchen, two bedrooms and bathroom, all recently refurbished. Boasting a prime location in the very popular location of LAKESIDE within a short walk to Roath Park and the newly developed 'Amber Vista' amenities whilst also benefiting from excellent connectivity to the A4 and M4 motorways. Catchment for LAKESIDE PRIMARY School and CARDIFF HIGH School.
NO ONWARD CHAIN!



PROPERTY SPECIALIST

Mr Ramzy Bancroft
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Branch manager





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Celyn Avenue, Lakeside, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	